

The Highlands Information Sheet



CLOSING OFFICE AND TITLE OFFICER:

- Venture Title and Escrow - Christy Gerber : O (208)515-7751
christy.gerber@ventureidaho.com / 1800 S Bonito Way, Suite 200, Meridian, ID 83642

PREFERRED LENDERS:

- Dave Perry w/ Academy Mortgage : dave.perry@academymortgage.com / (208) 899-2467 / O (208)991-5574
- Abe Burns w/ Idaho Central Credit Union (ICCU) : aburns@iccu.com / D (208) 985-7370
- All Buyers are required to be pre approved with one of the above preferred lenders

LOT RESERVATION:

- \$15,000 Design Deposit fee. Prior to contract, fee is refundable minus the balance of the Design Deposit less the third-party design fees incurred. See Lot Reservation Agreement.

EARNEST MONEY REQUIRED AT CONTRACT DETAILS:

- Build Job: Upon approval of the concept plans, 5% non refundable Earnest money due with contract, minus the initial deposit. The purchase price amount is based on the preliminary price of home and the lot premium. At this time the preconstruction meetings and time lines will commence.
- Additional 15% non refundable due upon approval of final plans. This means a total of 20% of the final purchase price, less any Earnest Money already collected, is due at sign-off and released to J Edwards by Brighton as non-refundable. Once Earnest Money is delivered the permits process will commence.
- Included in the final purchase price will be a contingency allowance of 10% of the final purchase price, minus the lot premium, to cover any material and labor

overruns experienced during construction of the home. Any unused amount will be credited back to the Buyer prior to closing.

CLOSING COST DETAILS:

Seller will only pay:

- 50% of the closing escrow fee
- Standard title insurance fee

HOME INSPECTION:

- Inspection timeline to be solidified once under contract according to construction schedule.

CLOSE DATE RANGE:

- Seller does not close on Fridays, **NO EXCEPTIONS.**
- Seller will determine the closing date based on the construction schedule.

ACCEPTANCE:

- Allow 2 **business** days for response from Seller.

INCLUDE:

- Loan pre approval letter from Buyer's Lender or Proof of Funds.
- Offer must be presented with a pre approval letter.
- Addendum #1 (Builder's Addendum) must be included.

HOA FEES:

- \$253.75 Quarterly
- \$450.00 Transfer Fee

Thank you! Please call with any questions, Office @ 208.631.5499

JENNIE JOHNSON

REAL ESTATE TEAM

J Edwards

by  BRIGHTON

